

**OFFICIAL MINUTES
MONTEREY PARK PLANNING COMMISSION
REGULAR MEETING
April 24, 2018**

The Planning Commission of the City of Monterey Park held a regular meeting of the Board in the Council Chambers, located at 320 West Newmark Avenue in the City of Monterey Park, Tuesday, April 24, 2018 at 7:00 p.m.

CALL TO ORDER:

Chairperson Delario Robinson called the Planning Commission meeting to order at 7:00 p.m.

ROLL CALL:

Planner Tewasart called the roll:

Board Members Present: Larry Sullivan, Delario Robinson, Theresa Amador, Ricky Choi, and Eric Brossy De Dios

Board Members Absent: None

ALSO PRESENT: Natalie Karpeles, Deputy City Attorney, Michael A. Huntley, Director of Community and Economic Development, and Samantha Tewasart, Senior Planner

AGENDA ADDITIONS, DELETIONS, CHANGES AND ADOPTIONS: None

ORAL AND WRITTEN COMMUNICATIONS: None

[1.] PRESENTATIONS: None

[2.] CONSENT CALENDAR:

March 13, 2018 –

Action Taken: The Planning Commission approved the minutes of March 13, 2018 with amendments.

Motion: Moved by Commissioner Amador and seconded by Commissioner Choi, motion carried by the following vote:

Ayes: Commissioners: Sullivan, Robinson, Amador, Choi, and Brossy de Dios

Noes: Commissioners: None

Absent: Commissioners: None

Abstain: Commissioners: None

[3.] PUBLIC HEARING:

3-B GENERAL PLAN AMENDMENT (GPA-17-01), ZONE CHANGE (ZC-17-01), AND TENTATIVE MAP NO. 77195 (TM-17-10) TO SUBDIVIDE AIR RIGHTS FOR AN 8-UNIT RESIDENTIAL DEVELOPMENT – 2011 POTRERO GRANDE DRIVE

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Planner Tewasart provided a brief summary of the staff report.

Commissioner Brossy de Dios inquired about the ownership of the C-S (Commercial Services) zoned strip of land behind the subject parcel and Encanto Walk and the right-of-way. Planner Tewasart replied that it belongs to Southern California Edison and is part of the easement.

Commissioner Brossy de Dios inquired if the City has regulations regarding the proximity of residential units to power lines. Planner Tewasart replied no.

Commissioner Brossy de Dios inquired to what degree does the provisions of the Climate Action Plan has bearing on decisions made in terms of the requested General Plan Amendment. Director Huntley replied that since the adoption of the Climate Action Plan, the City has also adopted two additional cycles of the Building Code and that includes specific requirements from the state of California on building techniques, which do reduce some of the impacts to the climate. This case would be a multi-family residential development with substantially more landscaping than a commercial project would typically provide. Generally speaking, it would be less intensive and less impactful to the environment.

Commissioner Brossy de Dios inquired if the thought is that having 8 residences with potentially 16 to 20 cars parking on site would have a less intensive transportation impact from a climate greenhouse gas perspective. Director Huntley replied that typically with commercial development traffic is a lot higher throughout the day. With residential it is usually in the morning and evening times when people come and go from their residences, so generally speaking there would be fewer trips than with a commercial development, but it also depend on what type of commercial development. The current zoning would allow for a wide variety of commercial activities, including a drive-thru restaurant as an example would generate substantially more than a residential development would on this property.

Commissioner Brossy de Dios inquired from a public transit stand point if there are any plans related to the Climate Action Plan. Director Huntley replied that with the Monterey Park Market Place project, a short distance away, one of the conditions of approval requires the project to provide a bus stop on site. So currently the Public Works Department is looking at the routes, so the route would go down Potrero Grande wrap around and come through the eastern side and pick up patrons from the shopping center and come back up.

Commissioner Choi expressed reservations about considering a zone change, specifically changing a parcel from the commercial zone to a residential zone. He does not see Potrero Grande as a residential corridor. Commissioner Choi inquired about the Edison Focus Area and if it is a zoning overlay or special district. Planner Tewasart replied that it is a focus area in the General Plan Land Use Element and it generally describes the character of the area and types of uses that can be found in the area. The reason why it is titled the Edison Focus Area is because it recognizes that predominately many of the properties are owned by Edison. The Area focuses on any future potential Edison development and the consideration of consolidating properties for expanded office headquarters or more towers.

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The Focus Area also mentions the long-range plans for the Market Place Development as well.

Commissioner Choi stated that he sees it as an opportunity to revitalize that corner and once the Market Place is open, there is the potential for it to be more attractive and enhanced. There is not much at the intersection. It is an underutilized parcel.

Commissioner Amador stated that there are small businesses and storage on the other side of Encanto Walk and a senior housing development. Further towards the freeway are commercial buildings. She inquired aside from the Market Place and the smaller businesses if there is any available land for commercial development being that the Market Place will have the two big box stores and some chain restaurants that are fast food and not dine-in restaurants. She inquired if there are any other opportunities for smaller commercial developments. Planner Tawasart replied that staff has not observed any other properties that have been placed on the market within the vicinity.

Commissioner Amador inquired how the project would impact the school districts. Director Huntley replied that when Encanto Walk was processed a representative from the Montebello School District was present and spoke in favor of it. They were encouraging it because for the Montebello School District they have a slight decline in their student population, so they were very supportive of seeing the residential go in as a way to generate more revenue for the school district and help increase the student population. Commissioner Amador inquired if the students in that area would go to the Montebello School District. Director Huntley replied yes.

Commissioner Amador inquired which fire house the Fire Department would be coming from. Director Huntley replied from Fire Station 2 over on Garfield. Commissioner Amador inquired about the number of firefighters. Director Huntley replied that there is two staffed engines. This area also almost sits on the border between Monterey Park and Montebello and they have mutual aid. If our crew was called somewhere else, then Montebello would help backup or cover that. Also, all new construction, the fire requirement is stricter nowadays. All the units have fire sprinklers, automatic smoke detectors, and carbon monoxide detectors. The way the codes are today even if there was a fire it would take longer for a house to burn and the Fire Department should be able to respond.

Commissioner Robinson stated that this development is in his neck of woods. It would be a good addition to continue the residential use. Across Saturn are commercial uses and Market Place is coming and there will be a need for more housing. We have to develop and go along with the growth of the city.

Chairperson Sullivan inquired how long the applicant has owned the property. Director Huntley replied that the applicant can respond to the question. Chairperson Sullivan expressed concerns about changing another commercial property into a residential property. He inquired about the waterline. Director Huntley replied that there is a split between the city and the Water Company. Chairperson Sullivan inquired about the location of the city boundary line. Director Huntley replied that the boundary line for both cities run down the center of the street. Chairperson Sullivan inquired who takes responsibilities for

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construction work. Director Huntley replied that there is a condition of approval that requires the applicant to provide street maintenance for anything that is damaged, just like the Olson project. Chairperson Sullivan inquired who finances the construction on the street. Director Huntley replied that the work is inspected by the city. Chairperson Sullivan inquired about the age of pipeline at the center of the street. Director Huntley replied that a lot of the line has been upgraded. There have been many improvements since there are a lot of activities and projects on Potrero today, so most of the lines have been upgraded within the last two to three years. Chairperson Sullivan inquired if it was financed by the City. Director Huntley replied this part no, other parts yes.

Chairperson Sullivan expressed concerns about the City's ability to supply fire and police. He stated that there is one engine and one ambulance. There are three staff persons, a captain, engineer, and fire fighter. Chairperson Sullivan inquired if the City is trying to do something with some of the vacant properties around the project site. Director Huntley replied that the vacant site are owned Southern California Edison, so there is not much else out there that is available today. The only ability is as the Market Place moves forward the City is hoping that some of the less performing centers will be able to pick up some tenants and be more successful. There is not much for the City to do because the vacant properties are owned by Edison.

Chairperson Sullivan opened the public hearing.

Applicant, Eric Everheart of Enterprise Inc., provided a brief presentation of the project. He stated that they would want Southern California Edison to sell them some parcels, but that is not going to happen. Enterprise One is a developer of not just residential, but commercial and industrial as well. The obvious go-to to not take anything to City Council is to keep with the current zoning, but that is not what this property wants to be. It is almost as if this property is a remnant parcel to the adjacent development and it just flows to where you would bring residential to this parcel. It is not something that was taken lightly in the design of the parcel. They could have designed more units, but they are about livability and people owning new homes.

Commissioner Brossy de Dios inquired about the property line to the nearest Edison tower. Applicant Everheart replied that they are further away than they are tall. Commissioner Brossy de Dios inquired about the access from Potrero Grande Drive and current lane configuration and how the driveway relates to traffic in both directions. Applicant Everheart replied that the project will not be a gated community, so an extra deceleration lane will not be needed to turn into it. Commissioner Brossy de Dios inquired if there is a middle lane. Applicant Everheart replied yes.

Commissioner Choi inquired about other residential projects that Enterprise One has worked on in the area or outside of the area. Applicant Everheart replied that they have developments in Nevada, Arizona, and several in Colorado. They have been focused primarily on industrial and commercial. They are looking at development all the time and residential is becoming a bigger part of their business plan. Commissioner Choi inquired if this is their first residential development. Applicant Everheart replied not at all. This is the only residential opportunity that they have going on right now in California. Commissioner

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Choi inquired where the completed residential developments are. Applicant Everheart replied Nevada and Arizona.

Commissioner Amador inquired about the distance between a tower and a unit. Applicant Everheart stated that he would speculate 150 feet, two football fields. Commissioner Amador stated that it could be within walking distance if someone wanted to go for a walk. Applicant Everheart replied that there will be a 6-foot tall perimeter fence around the property. They will not have access.

Commissioner Robinson stated that for the past 20 years that property has been vacant and the Commission should not be short sighted. If an additional fire engine is going to be required, then one should be requested. Around some properties the towers are almost on the property that is not abnormal.

Chairperson Sullivan inquired about the public drainage. Director Huntley replied that all the properties are responsible for their drainage. Edison is required to maintain their properties and any drainage associated with their properties as well.

Chairperson Sullivan closed the public hearing.

Commissioner Brossy de Dios stated that he was initially concerned about the proposed changes and incremental modification of the General Plan, but after hearing further about the project and understanding the context of it, it seems that given that Encanto Walk now exist, this sliver of land between it and the Edison right-of-way is not an inappropriate use. He stated that he is still concerned particularly if they are going to higher density residential uses in a more remote area in the city, whether it is public services or providing transit. This is not a particularly walkable part of the city, but it is becoming better serviced with the new commercial developments within the area and given that the City seems to be heading towards providing greater transit services he is in better support of this request. The proximity to the power lines still bothers him. The main concern is to not create an adverse condition, but it sounds like the power lines are far enough away they do not provide an immediate hazard to an adjacent property.

Commissioner Choi stated that he does not think that it is inappropriate to change the zoning because more housing is needed in the city. However, the city needs new low-income housing. There are not that many vacant commercial parcels left in that area of the city. He stated that he would like to encourage commercial uses in that area for that corner of the city and encourage sales tax revenue and create jobs. All the services and retail will be a benefit to all the residents in the Encanto Walk development and the surrounding community. He stated that his priority is to enhance the quality of life for those in the existing neighborhood and adding the additional residences in the neighborhood may not be the best thing to do there at this point in time given all the commercial development and activities that are upcoming in that area of the city.

Commissioner Amador stated that her initial concern was the towers in relations to the new development, but the development does compliment Encanto Walk that is there now. She stated that her other concern, with the Market Place coming in and they have the small

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mom and pop stores right next to and on the other side the senior housing, is that they have the infrastructure in place to support the new development which will bring new residents and families. Perhaps the Commission can recommend to the City Council to look at the infrastructure since they are going through the budget process and look to see if there is a need because they do have Market Place which will be opening and they do have added residences that are fully developed, which is Encanto Walk. She stated that it is important to have proper infrastructure to support all the development that is going into that area and maybe look at how fast traffic is going.

Commissioner Robinson stated that he lives in the area and he would rather see an 8-unit condominium rather than a gas station on that corner. He would like to see a continuous flow of residential units from Encanto Walk to the subject property. A commercial use will bring more cars and more traffic. At one time he asked the Traffic Commission to look into adding a light and was told it would be problematic. There are funeral processions there in that area and on that street. Condominiums would not be a traffic concern.

Chairperson Sullivan stated that it is 8-units, but that area is going through growth. They are trying to figure out how to manage that growth so that residents in Monterey Park are happy. He stated that the city needs a partner to invest in the city.

Action Taken: The Planning Commission after considering the evidence presented during the public hearing **approved** the requested general plan amendment, zoning map change, and tentative map for 2011 Potrero Grande Drive.

Motion: Moved by Commissioner Robinson and seconded by Commissioner Brossy de Dios, motion carried by the following vote:

Ayes: Commissioners: Sullivan, Robinson, Amador, and Brossy de Dios
Noes: Commissioners: Choi
Absent: Commissioners: None
Abstain: Commissioners: None

[4.] OLD BUSINESS: None

4-A TENTATIVE MAP NO. 73622 (TM-15-04) TO ALLOW FOR A ONE LOT SUBDIVISION INTO 9-LOTS IN THE R-1 (LOW DENSITY RESIDENTIAL) ZONE – 1585 SOMBRERO DRIVE

Planner Tewasart provided a brief summary of the staff report.

Commissioner Brossy de Dios stated that the private street at the north end of the property seems to be passing through the adjacent property and inquired if the property owner has retained an easement. Planner Tewasart replied that the Applicant owns both properties. Commissioner Brossy de Dios inquired if that is addressed in the conditions and if not, it would be appropriate to add to the conditions.

Commissioner Robinson stated that he looked at the site and saw how a house was sitting on level land and that property looked like it would be the signature property for the other

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properties. With the geotechnical report before the Commission, it appears the land will be stable, although there will be a sharper incline than normal.

Chairperson Sullivan stated that the tentative tract map and sheet T-1 shows the garage sizes to be different square footages. Planner Tewasart replied that the tentative map shows graded buildable area and sheet T-1 shows square footage. Chairperson Sullivan inquired about the parking requirement. Planner Tewasart replied that the parking requirement is based on the number of bedrooms.

Chairperson Sullivan inquired about the conditions of approval on the first page, the second condition under Planning, and what 'subsequent modifications' mean. Director Huntley replied that 'subsequent modification' means any changes that come after the approval of the project. If the project is in substantial compliance it is fine. If there are substantial changes then it would have to come back to the Planning Commission. Chairperson Sullivan stated that the level of authority held by the Planning Division is such that it still fits within the main criteria of what is approved then it is fine, but if it steps outside of that then it has to be brought back to the Planning Commission. Director Huntley replied yes.

Chairperson Sullivan inquired about page two of conditions of approval number eight, who takes responsibility of the landscaping during construction. Planner Tewasart replied the property owner. Chairperson Sullivan inquired on page four of the conditions of approval numbers 29 and 30, if the conditions regarding street lighting and street improvements also applied to Campanita. Director Huntley replied it applied to the cul-de-sac and Sombrero, but Campanita can be added as well.

Commissioner Amador inquired about the mailboxes on Campanita and to consider the aesthetics. Director Huntley replied that staff can reach out to the postal office.

Chairperson Sullivan opened the public hearing.

Project Civil and Soils Engineer Hang Jong stated that the soils report is a preliminary report based on the current development plan and that soils report will be updated in the future because the seismic code has been continuously changing. At the time when they submit for building plan check the report will have to be updated to provide the new seismic code and any modifications of the development plan will have to be considered.

Chairperson Sullivan inquired on page 4 of 6 about the location of the construction trucks. Engineer Jong replied that during grading the trucks will be on Sombrero. The report states to prevent any heavy trucks and loading in the immediate vicinity of a cut for a slope in order to not damage a temporary cut or fill slope. Chairperson Sullivan inquired about the shoring during the construction. Engineer Jong replied that most of the slope will be stable under certain recommendations of the vertical cut and slope back with a one-to-one slope. Also, in some areas in the analysis shoring will be needed in order to stabilize the slope. In every section they analyzed the grading for every proposed lot. Shoring means using a structure member to stabilize the slope. The soils review is very thorough requiring them to analyze the grading operation of every lot. During and after construction the lots will be

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stable. Chairperson Sullivan stated that his main concern is not the part that they are building but how it affects the people below.

Chairperson Sullivan closed the public hearing.

Action Taken: The Planning Commission after considering the evidence presented during the public hearing **approved** the requested tentative map for 1585 Sombrero Drive.

Motion: Moved by Commissioner Robinson and seconded by Commissioner Brossy de Dios with two amendments to the conditions of approval 1) the requirement that the property owner obtain and record appropriate easements for access to the property through adjacent property as indicated on the tentative map, and 2) modify condition number 30 to provide a street improvement plan for both Sombrero Drive and Campanita Court to the street centerline, motion carried by the following vote:

Ayes: Commissioners: Sullivan, Robinson, Amador, Choi, and Brossy de Dios
Noes: Commissioners: None
Absent: Commissioners: None
Abstain: Commissioners: None

[5.] NEW BUSINESS: None

[6.] COMMISSION COMMUNICATIONS AND MATTERS: None

[7.] STAFF COMMUNICATIONS AND MATTERS: None

ADJOURNMENT:

There being no further business for consideration, the Planning Commission meeting was adjourned at 8:50 p.m.

Next regular scheduled meeting on May 8, 2018 at 7:00 p.m. in the Council Chambers.

Michael A. Huntley
Director of Community and Economic Development

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